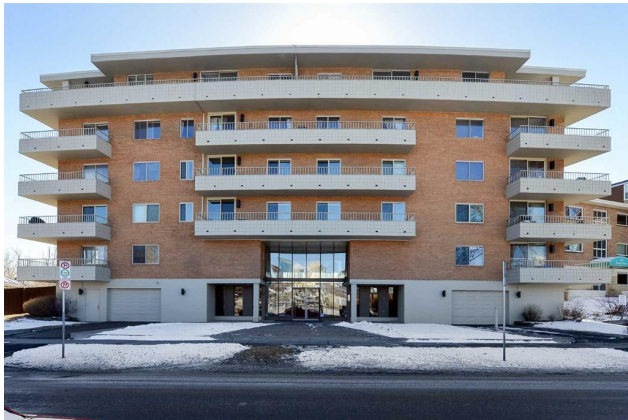


629 ROYAL Avenue #603, Calgary T2S 0G2

MLS® #: **A2200617** Area: **Lower Mount Royal** Listing Date: **03/13/25** List Price: **\$285,000**
 Status: **Active** County: **Calgary** Change: **-\$14k, 04-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **703**
 Low Sqft:
 Ttl Sqft: **703**

DOM
23
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Penthouse**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Stall**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Concrete**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Ceiling Fan(s),See Remarks**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|----------------------|----------------|-------------|----------------------|
| 4pc Bathroom | Main | 7`8" x 9`3" | Bedroom | Main | 12`7" x 11`3" |
| Dining Room | Main | 15`9" x 7`9" | Kitchen | Main | 7`11" x 14`0" |
| Living Room | Main | 15`9" x 10`7" | | | |

Legal/Tax/Financial

Condo Fee: **\$601** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

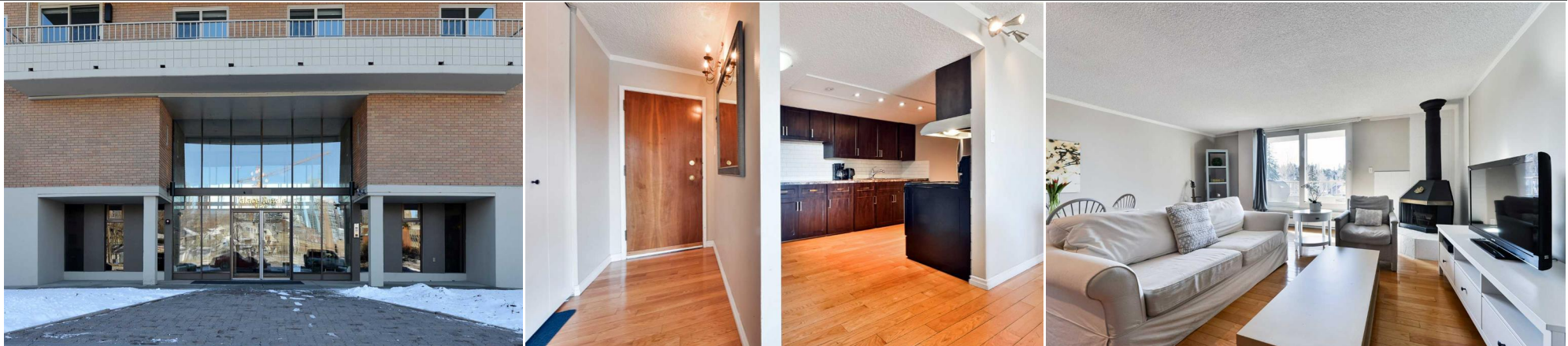
Legal Desc: 8111457

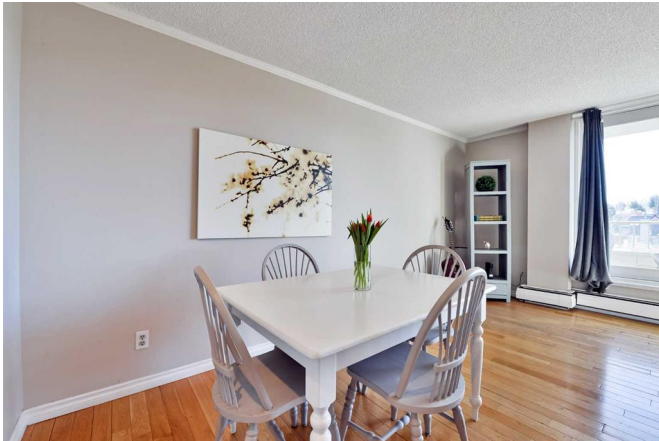
Remarks

Pub Rmks: **This charming over 700 sq ft one bedroom one bathroom condo with West facing deck overlooking green space and with a city view is excellent value. Hardwood flooring is found throughout the condo with all new windows and patio door (2016) a large renovated kitchen with new appliances (2016), dining area, large open living room and cozy wood burning fireplace. The large renovated bathroom is down the hall located adjacent to the huge bedroom with walk in closet, city views, and black out blinds. Unobstructed views allow for an abundance of natural sunlight throughout the day. Located on the top floor with only 3 other units on this floor, there is a large shared laundry for only this unit and one other unit on the floor. This very well run low rise concrete building is exceptionally well maintained with a new roof, new furnace and new elevator (last 5 years). Plans are underway to renovate the common areas and hallway with new carpet, new paint, and a brand new gym. With heated underground secure parking a huge storage locker, and exception walkability, one block off trendy 17th Ave. with numerous shops and restaurants, a few blocks to all the amenities on 4th street, and easy walkability to the downtown core, this property is not to be missed!**

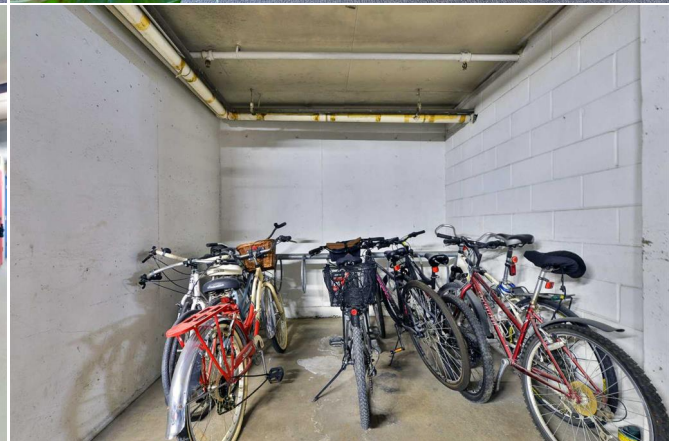
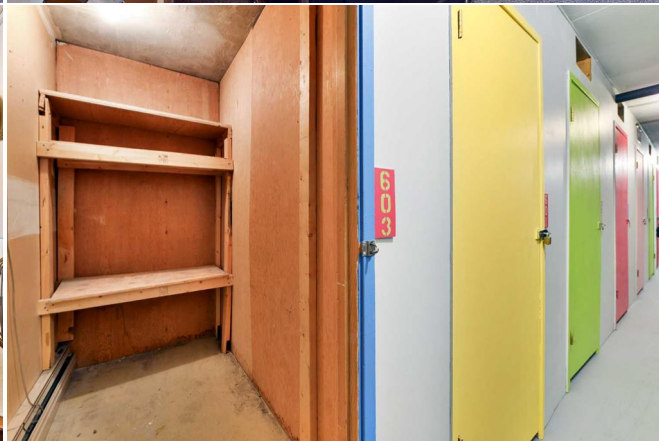
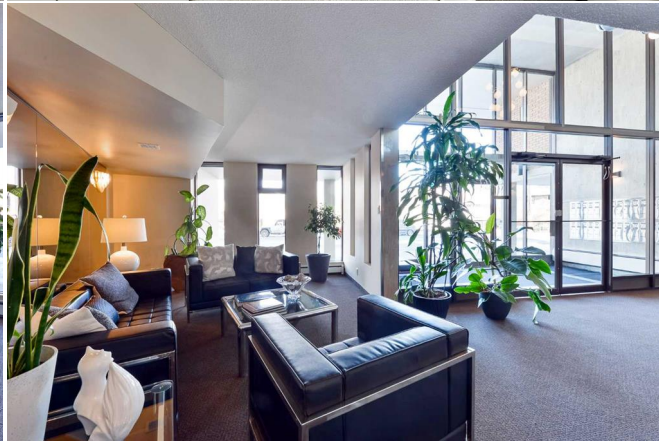
Inclusions: **Hood Fan**
Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









603-629 Royal Ave SW, Calgary, AB

Main Floor Interior Area 703.35 sq ft



PREPARED: 20250311



While regions are excluded from total floor area in GEMTEK floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.